

UNOFFICIAL COPY

Mail to:
Thomas W. Toolis
Cossidente & Salus, Ltd.
14300 South Ravinia, Suite 100
Orland Park, Illinois 60462



Doc#: 0503548164
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/04/2005 12:21 PM Pg: 1 of 3



Send Subsequent Tax Bills To:
Robert J. Petrie, Trustee
18208 Pheasant Lake Drive
Tinley Park, IL 60477

WARRANTY DEED

THE GRANTORS, Robert J. Petrie and Patricia A. Petrie, a married couple, of Tinley Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT not as joint tenants but as tenants in common 1/2 one-half to Robert J. Petrie and Patricia A. Petrie as Co-Trustees of the Revocable Living Trust of Robert J. Petrie dated December 23, 2004 and 1/2 one-half to Robert J. Petrie and Patricia A. Petrie as Co-Trustees of the Revocable Living Trust of Patricia A. Petrie dated December 23, 2004 of the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to: Conditions, restrictions, covenants and easements of record, easement for public utilities, if any; zoning and building laws and ordinances; and general real estate taxes for the year 2003 and subsequent years.

P.I.N.: 27-34-401-005-0000

Address(es) of Real Estate: 18208 Pheasant Lake Drive, Tinley Park, Illinois 60477

Exempt under provisions of Paragraph 7,
Section 4, Real Estate Transfer Act.

1/23/04 Thomas W. Toolis
Date Buyer, Seller or Representative

DATED this 23rd day of December, 2004

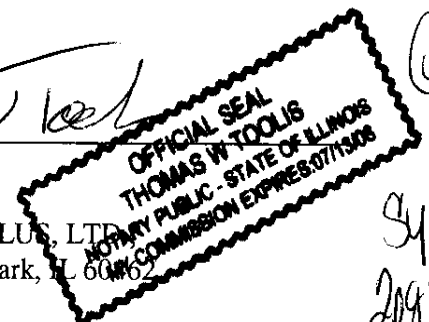
Robert J. Petrie
Robert J. Petrie

Patricia A. Petrie
Patricia A. Petrie

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Robert J. Petrie and Patricia A. Petrie, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of December, 2004.

Thomas W. Toolis
Notary Public



This instrument was prepared by:

Thomas W. Toolis of COSSIDENTE & SALUS, LTD.
14300 S. Ravinia Ave., Suite 100, Orland Park, IL 60462

CG
SY
2/4/05
mg
PB

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STATEMENT BY GRANTOR AND GRANTEE

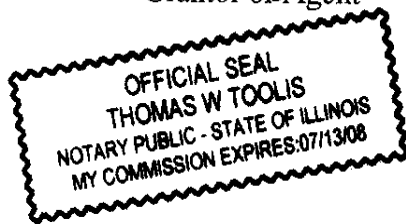
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/23/04

Signature: *Robert J. Petrus*
Grantor or Agent

Subscribed and sworn to before me
this 23 day of Dec, 2004

Thomas W Toolis
Notary Public



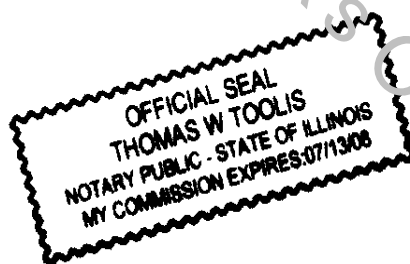
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 12/23/04

Signature: *Robert J. Petrus*
Grantee or Agent

Subscribed and sworn to before me
by the said _____
this 23 day of Dec, 2004

Thomas W Toolis
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PARCEL 1:

That part of Lot 169 in Pheasant Lake Townhomes Unit 8, being a Subdivision of part of the East ½ of the Southeast ¼ of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, being particularly described as Follows: Commencing at the Northeast corner of said Lot 169; thence S 00-00-00 E, along the East line of Lot 169 aforesaid, 16.16 feet; thence N 90-00-00 W, 23.15 feet; thence S 00-00-00 E, 42.00 feet to the Point Of Beginning; thence S 00-00-00 42.00 feet; thence S 90-00-00 W, 88.00 feet; thence N 00-00-00 W, 42.00 feet; thence N 90-00-00 E, 88.00 feet to the Point Of Beginning.

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Pheasant Lake Townhomes Declaration of covenants, conditions and restrictions and easements, Recorded October 11, 1994 as Document 94871914 as amended, and as Created by Deed from First United Bank, as Trustee under Trust Agreement Dated November 29, 1993, known as Trust Number 1661 to Recorded - as Document - for ingress and Egress, in Cook County, Illinois.

SUBJECT TO THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT 94871914 AS AMENDED, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND

AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.